

**EXHIBIT A  
LEGAL DESCRIPTION**

File Number: J160219

Situated in the City of Willoughby, County of Lake, State of Ohio:

And known as Part of Lots Nos 127 and 128, Merchant's Survey, in said City and is bounded and described as follows:

Beginning in the centerline of River Street (60 feet wide) at the Northeast corner of land conveyed to Mary Edith Doran in Volume 765, Page 895 of Lake County Record of Deeds.

Thence North 00 degrees 52' 01" West along said centerline a distance of 59.25 feet to the principal place of beginning of this description:

Thence North 85 degrees 48' 42" West passing through a one inch iron pipe set on the Westerly margin of River Street at 30.24 feet a total distance of 338.70 feet to a one inch iron pipe set on the Easterly line of land conveyed to Joanne R. O'Toole as recorded in Lake County Document No. 960035780.

Thence North 00 degrees 31' 44" West continuing along the Easterly line of said O'Toole land a distance of 144.35 feet to a 1/2 inch iron pin found at the Southwest corner of land conveyed to John N. and Georgia C. Nelson as recorded in Volume 131, Page 688 Lake County Official Records,

Thence South 86° degrees 58' 03" East along the Southerly line of said Nelson land passing through a one inch iron pipe set at 307.50 feet a total distance of 337.31 feet to the centerline of River Street;

Thence South 00 degrees 52' 01" East along the centerline of River Street a distance of 151.25 feet to the principal place of beginning of this description and contains 1.1436 acres of land according to a survey in August 1998 by Schade Surveying Company, William F. Schade Jr. Professional Surveyor 6008, be the same more or less but subject to all legal highways. Bearings are based on the centerline of River Street being South 00 degrees 52' 01" East and are used to described angles only.

Being designated as Tax Parcel No. 27A-26B-17 in the Deed Registry Office of Lake County, Ohio.

Premises commonly known as:  
4620 River Street  
Willoughby, OH 44094

Permanent Parcel No(s).:  
27A-026B.00-017-0

End of Exhibit A Legal Description